

Voted at Meeting of 5/12/77

Text Amendment Application No. 60
Advisor to the Zoning Commission
Height Limits - Buildings facing
Boston Common and the Public Garden

TO THE ZONING COMMISSION
OF THE CITY OF BOSTON:

The Advisor to the Zoning Commission hereby petitions to amend the text of the Boston Zoning Code, as established under Chapter 665 of the Acts of 1956 as amended, as follows:

1. By inserting in Table B of Section 13-1, in the column headed "Height of Building - maximum stories/feet" and following the words "none - none" as they appear in said column on lines starting "H-5, any dwelling" and "Other use", and on the lines starting "B-8, Any dwelling" and "Other use", and on the lines starting "B-10, Any dwelling" and "Other use", the footnote number:

(13)

2. By inserting, after footnote (12) of said Table B, the following footnote:

(13) See Section 16-6 for height limits for buildings within 100 feet of streets that bound Boston Common and the Public Garden.

3. By inserting, following Section 16-5, the following section:

Section 16-6. Height of Structures within One Hundred Feet of Streets that Bound Boston Common or the Public Garden. Any building or portion thereof within one hundred feet of the nearest street line of any street described below shall not exceed the height specified for such street as follows:

- a. Park Street: 65 feet maximum height.
- b. Tremont Street from Hamilton Place to West Street: 125 feet maximum height.
- c. Tremont Street from West Street to Boylston Street: 155 feet maximum height.
- d. Boylston Street from Tamworth Street to Park Square: 130 feet maximum height.

- e. Boylston Street from Park Square to the westerly sideline of Hadassah Way, to a depth of 75 feet from Boylston Street: 130 feet maximum height; beyond said depth of 75 feet: 155 feet maximum height.
 - f. Boylston Street from the westerly sideline of Hadassah Way to Arlington Street, to a depth of 50 feet from Boylston Street: 85 feet maximum height; beyond said depth of 50 feet: 130 feet maximum height.
 - g. South side of Boylston Street from Arlington Street to a point 100 feet west of Arlington Street: 90 feet maximum height.
 - h. Arlington Street, from Newbury Street to Commonwealth Avenue: 155 feet maximum height at parapet line; height to top of roof may be 185 feet, provided that the portion of the building above 155 feet is set back a minimum of 20 feet from any parapet line facing a street more than 25 feet wide.
- 4. By striking out Section 15-3 respecting increase in floor area ratio for abutting public open spaces.
 - 5. By striking out, in Section 15-4, respecting increase in floor area ratio for large lots in H-5 districts, the words "subject to the provisions of Section 15-5" as they appear at the beginning of the sentences labeled (a) and (b), respectively.
 - 6. By striking out Section 15-5, respecting limitation to excess floor area ratio provisions under Sections 15-3 and 15-4.

Petitioner: Advisor to the Zoning Commission

By: _____

Address: City Hall, 9th Floor

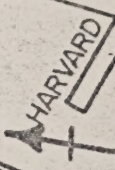
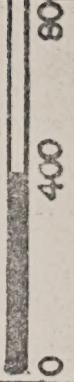
Boston, Massachusetts 02201

Tel. No.: 722-4300

Date: _____



TEXT AMENDMENT
APPLICATION NO. 60
HEIGHT LIMITS
BOSTON COMMON
PUBLIC GARDEN



Map Amendment Application No. 188
Advisor to the Zoning Commission
Arlington Street, Back Bay

TO THE ZONING COMMISSION
OF THE CITY OF BOSTON:

The Advisor to the Zoning Commission, acting in accordance with Chapter 665 of the Acts of 1956 as amended, hereby petitions for an amendment to Map 1 - Boston Proper, of the series of maps entitled "Zoning Districts - City of Boston" dated August 15, 1962, as follows:

By changing from a B-10-155 district to a B-4-70 district a parcel of land in the Back Bay, occupied by the Arlington Street Church, bounded easterly by Arlington Street, southerly by Boylston Street, westerly by a line parallel to and 160 feet west of the westerly side line of Arlington Street, and northerly by Public Alley Number 438.

Petitioner: Advisor to the Zoning Commission

By: _____

Address: City Hall, Room 909

Boston, Mass. 02201

Tel. No.: 722-4300, ext. 274, 275, or 276

Date: _____

PLAN OF LAND
BOSTON PROPER
LEGEND

0 100 200

AR INVOLVED

AREA NOTIFIED

ZONE BOUNDARY



MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert F. Walsh, Director

SUBJECT: Authorization to Petition Zoning Commission for Map and Text
Changes Regarding Heights around the Boston Common and Public
Garden

March 31, 1977 - tabled
 April 14, 1977 - continued
 on table
 May 5, 1977 - hearing
 May 12, 1977 - resubmitted

For almost a year the Park Plaza Citizens Advisory Committee has been considering the establishment of height controls around the Boston Common and Public Garden as an adjunct to their recommendations on the Park Plaza development plan. The primary purpose of such height controls is to ensure that the Common and Garden will not be unduly overshadowed by tall buildings and also to avoid the possible creation of a high wall effect adjacent to the public open space.

The height limits proposed for the area on Boylston Street that fall within the Park Plaza Urban Renewal Area are consistent with and fall within the limits established by the Environmental Impact Report and approved by the State. The height limits for the balance of the area around the Common and Garden reflect the average of the existing taller buildings. Also to be rescinded are the floor area ratio bonus provisions in the Zoning Code for parcels abutting public open spaces.

I recommend that the Authority support the CAC recommendations by authorizing the Advisor to the Zoning Commission to petition said Commission for a map amendment and a text amendment that would reflect the above, as more fully described by the attached petitions.

VOTED: That the Boston Redevelopment Authority hereby authorizes the Advisor to the Zoning Commission to petition said Commission for a map amendment and a text amendment that would establish building height limits around the Boston Common and Public Garden where they do not presently exist and for rescission of floor area bonus provisions for parcels adjacent to public open space.